Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1 RIVETTE WAY SANDHURST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | | or rang betwee | | \$800,000 | & | \$859,000 | | |
|---|-------------|------|-------------------|-------|-----------|--------|-----------|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$1,006,750 | Prop | erty type | House | | Suburb | Sandhurst | | |
| Period-from | 01 Oct 2023 | to | 30 Sep 2 | 024 | Source | | Corelogic | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 2 PEMBERTON LANE SANDHURST VIC 3977 | \$860,000 | 04-Jun-24 |
| 37 WATERSIDE CIRCUIT SANDHURST VIC 3977 | \$800,000 | 07-May-24 |
| 2 VIEWMOUNT PLACE SANDHURST VIC 3977 | \$785,000 | 13-Jul-24 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 October 2024

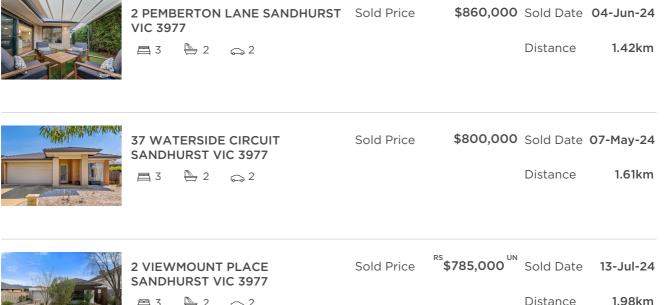


consumer.vic.gov.au



Shane Donovan

- P 97830002
- ◎ 0432 440 444
- E reception@donovanrealestate.com.au



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RS = Recent sale UN = Undisclosed Sale

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